



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

WAREHOUSE FOR LEASE

\$4.00 / SF / NNN

FOR LEASE



105 E. Flessner Rd.

Rantoul, IL 61866

**31,500 – 73,500
SF**

WAREHOUSE

LEASE PRICE

\$4.00 SF

LEASE TYPE

NNN

BUILDING SIZE

73,50 SF

AVAILABLE SPACE

31,500 – 73,500 SF

TAX PIN

20-09-10-226-007

ZONING

I-1 Light Industrial

BUILDING CLASS

B

PROPERTY DESCRIPTION

Industrial property with a total of 7 dock doors (some have levelers) and one overhead door. Highlights of the property are flat rubber roof, face brick exterior, 3 Phase - 480 volt power, gas fired radiant heating in warehouse, lighting has been upgraded to LED, large exhaust fans and the building has its own sprinkler system. The west 31,500 SF section of the warehouse has 22' clear height ceil and 1,650 SF of unfinished office space (landlord willing to finish office space once tenant is found). There is a 14'H x 16'W overhead door on the west side of the building and this section has two functioning dock doors. The east 42,000 SF section has ceiling clear heights ranging from 19'-21', column spacing is between 29' and 48'. The east section has 2,350 SF of unfinished office space and two functioning dock doors. The building can be subdivide into a 31,500 SF space and a 42,000 SF space or lease all 73,500 SF. All parking is located on the north and west side of the building. The parking lot on the south side of the building is not available. The entire property is fenced in. The NNN expenses for the property are estimated at under \$1.00/SF.

AREA DESCRIPTION

This industrial property is located in Rantoul, IL on the former Chanute Air Force Base in Champaign County. Rantoul is 15 minutes north of Champaign-Urbana and has the third largest population in Champaign County. This property is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state area with Chicago located 120 miles north, Indianapolis 120 miles east and St. Louis 180 miles southwest. Champaign County is home to the University of Illinois.



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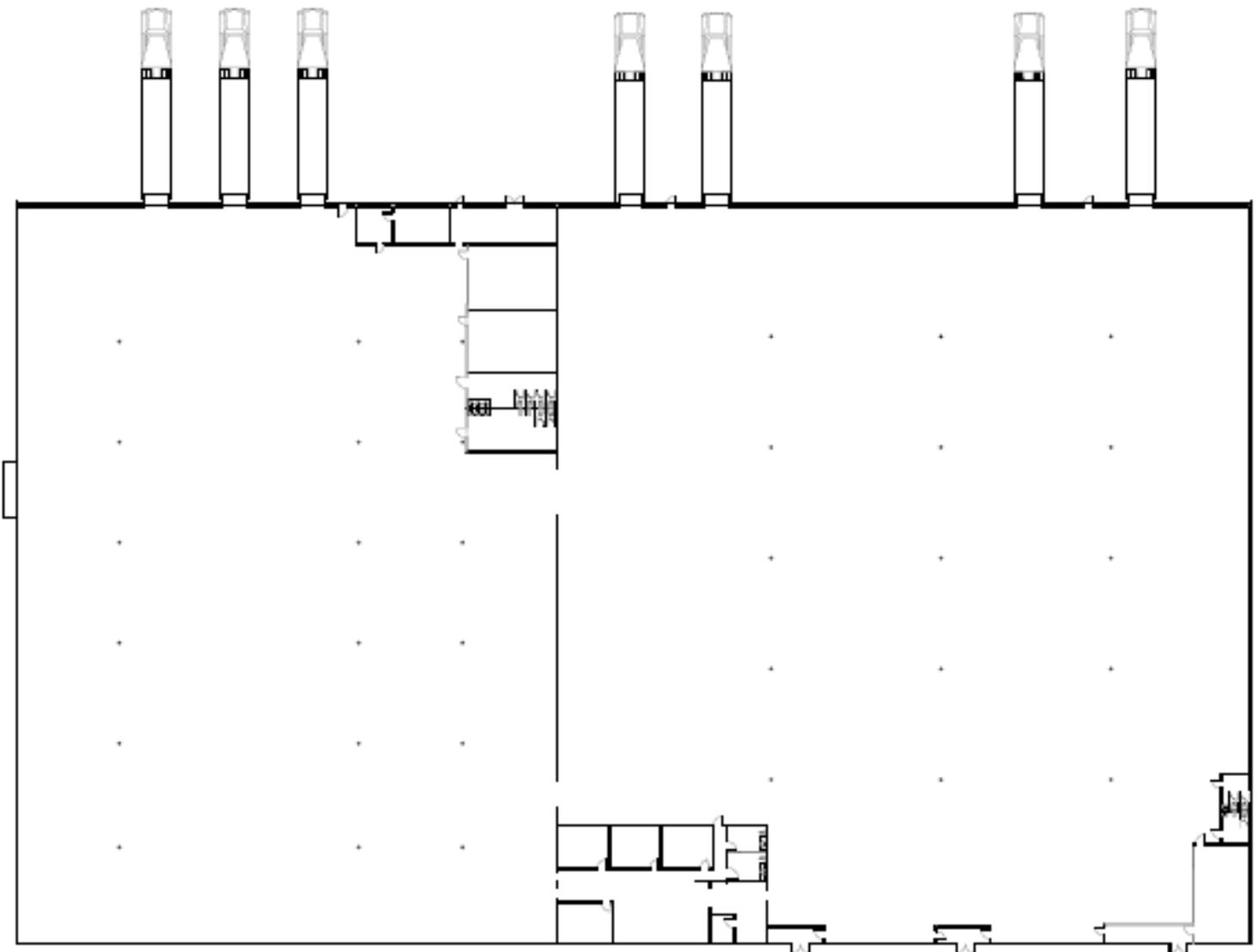
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FLOOR PLAN



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